

ORDINANCE NO. 040129-Z-6

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11800 NORTH LAMAR BOULEVARD FROM LIMITED OFFICE (LO) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office (LO) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No.C14-03-0162, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.1343 acre tract of land, more or less, out of Lots 5 and 6, of the Frank Stark Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 11800 North Lamar Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

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|------------------------------------|----------------------------------|
| Automotive rentals | Automotive repair services |
| Automotive sales | Automotive washing (of any type) |
| Business or trade school | Business support services |
| Commercial off-street parking | Consumer repair services |
| Exterminating services | Financial services |
| Food sales | Funeral services |
| General retail sales (convenience) | General retail sales (general) |
| Hotel-motel | Indoor entertainment |
| Indoor sports and recreation | Off-site accessory parking |
| Outdoor sports and recreation | Pawn shop services |
| Personal improvement services | Pet services |
| Research services | Service station |

Theater
Community recreation (public)
College and university facilities
Hospital services (limited)
Residential treatment

Community recreation (private)
Congregate living
Guidance services
Private secondary educational facilities

2. Drive-in service is prohibited as an accessory use to restaurant (general and limited) uses.

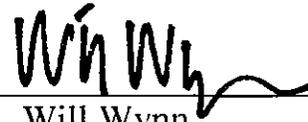
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on February 9, 2004.

PASSED AND APPROVED

January 29, 2004

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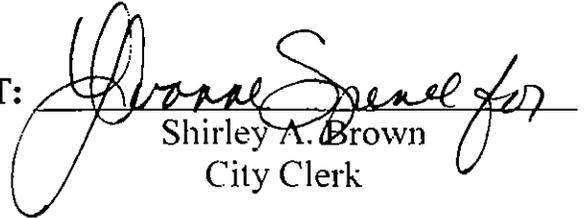
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

METES AND BOUNDS DESCRIPTION

Being all that certain 0.1343 acre tract or parcel of land out of and part of that certain 6.7721 acre tract or parcel of land out of and part of Lots 5 and 6, FRANK STARK SUBDIVISION, an addition in Travis County, Texas, according to the map or plat thereof recorded in Volume Y, Page 485, Travis County Plat Records (TCPR), and being that same tract called 6.732 acres in Deed to Lamar Ventures Partnership, Ltd. recorded in Volume 12733, Page 1144, Travis County Real Property Records (TCRPR); said 0.1343 acre tract being more particularly described by metes and bounds as follows, to-wit:

COMMENCING at an iron rod found marking the Southeast corner of said 6.7721 acre tract, same being located in the West right-of-way line of North Lamar Boulevard (variable width), and being further located North 50°53'30" West-5.31 feet from an iron pipe found marking the Northeast corner of Lot 1, RESUBDIVISION OF LOT 6, FRANK STARK SUBDIVISION, according to the map or plat thereof recorded in Volume 51, Page 88, TCPR;

THENCE, North 61°35'00" West, with the South line of said 6.7721 acre tract, a distance of 63.85 feet to the POINT OF BEGINNING hereof;

THENCE, continue, North 61°35'00" West, with the South line of said 6.7721 acre tract, a distance of 74.71 feet to a point for the Southwest corner hereof;

THENCE, North 27°16'43" East, a distance of 63.60 feet to a point for corner;

THENCE, South 62°43'17" East, a distance of 22.79 feet to a point for corner;

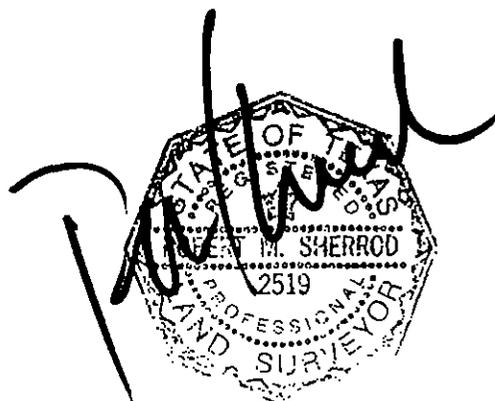
THENCE, North 27°16'43" East, a distance of 20.10 feet to a point for corner;

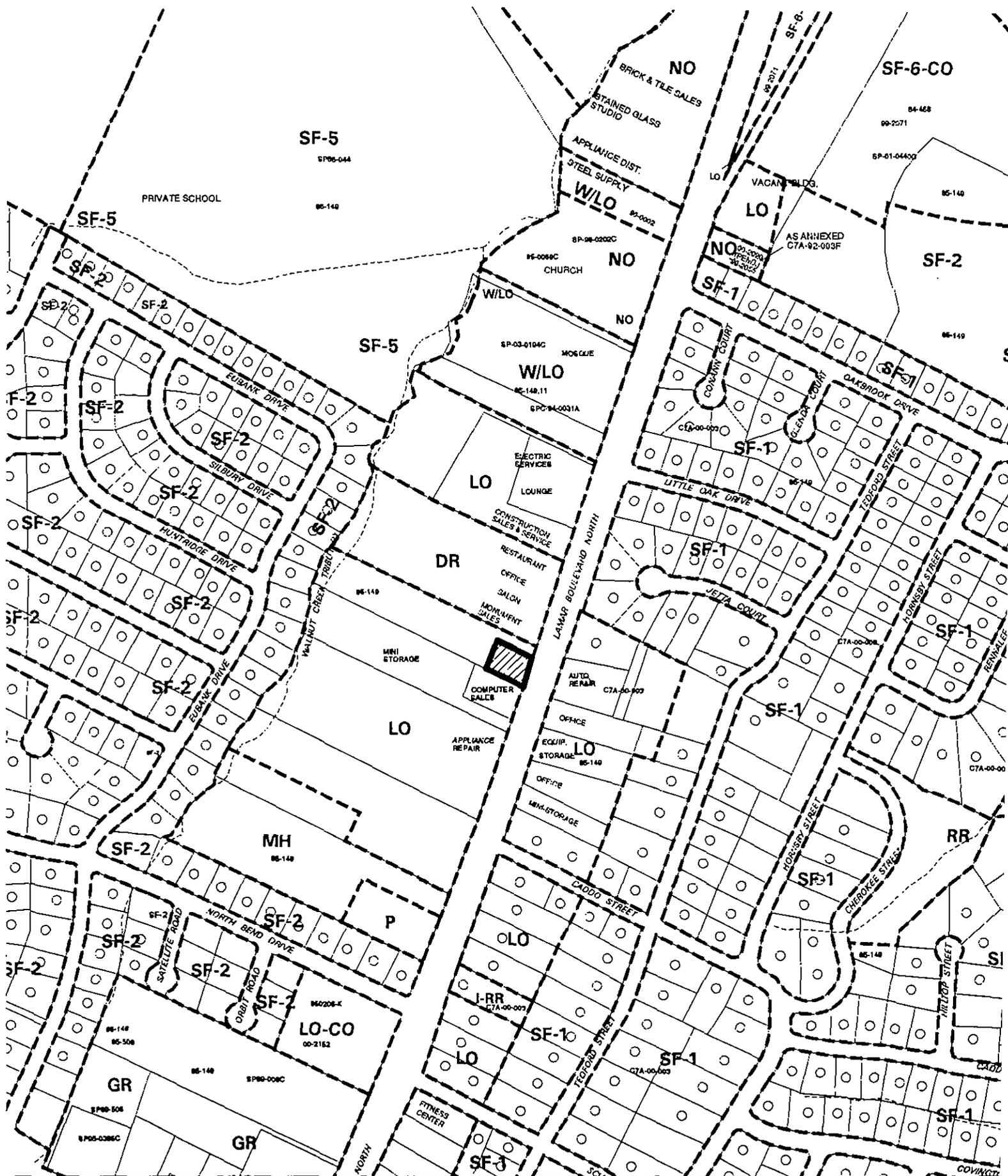
THENCE, South 62°43'17" East, a distance of 51.91 feet to a point for the Northeast corner hereof;

THENCE, South 27°16'43" West, a distance of 85.19 feet to the POINT OF BEGINNING and containing 0.1343 acres of land.

BASIS OF BEARINGS: Vol. 12733, Pg. 1144, TCRPR

Compiled By:
Robert M. Sherrod, R.P.L.S.
GEO, A Geographical Land Services Co.
4412 Spicewood Springs Road, #1002
Austin, Texas 78759
October 24, 2003
Revised: December 18, 2003
GEO Job No. 0110050-B





SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: G. RHOADES

CASE #: C14-03-0162
ADDRESS: 11800 N LAMAR BLVD
SUBJECT AREA (acres): 0.295

ZONING EXHIBIT B
 DATE: 03-12
 INTLS: SM

CITY GRID
 REFERENCE
 NUMBER
M32